



## ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

*Promoting the Wise Use of Land • Helping to Build Great Communities*

### WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is [www.sloplanning.org](http://www.sloplanning.org).

#### Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

#### For Week of April 24, 2008

##### Paso Robles Area

**Davis Parcel Map.** Request to subdivide an existing 6.53-acre parcel into four parcels of 1.97, 1.96, 1.39, and 1.21 acres each for the purpose of sale and/or development. The project includes off-site road improvements to Del Sol Place. Building envelopes of 9,100 square feet each are proposed on Lots 1, 3, and 4; the existing residence on Lot 2 would remain. The project will result in the disturbance of approximately 34,185 square feet of a 6.53-acre parcel through the development of the new proposed parcels. The proposed project is within the Residential Suburban land use category. The project is located at 983 Highway 46 West, at the intersection of Highway 46 with Del Mar Place, approximately 600 feet southwest of Gahan Place, 0.5 mile west of the community of Paso Robles, in the Salinas River planning area. ED07-116 (SUB2006-00010)

##### Paso Robles Area

**Modern Development Conditional Use Permit.** Request to expand special events programs at their existing winery from 6 temporary events per year with no more than 80 attendees at each event to 12 events at 100 attendees, 12 events to 150 attendees and 3 events at 200 attendees. The request also includes to add an additional 9,280 square foot building to the existing winery to accommodate additional barrel and case good storage and office uses. The added storage and office space will help support the winery's business endeavors as it simultaneously expands for the proposed events program. No production increases have

been requested. The proposed project is located on the east side of Branch Road (at 3380 Branch Road), approximately 3 miles south of Highway 46 East, northeast of the City of Paso Robles. The proposed project is located within the El Pomar/Estrella Planning Area. ED06-182 (DRC2005-00180)

#### Templeton Area

James Minor Use Permit. Request to allow the conversion of an existing 2,400-square foot barn into a 1,600-square foot winery and barrel storage and 800-square foot tasting area. The applicant requests two special events per year, with a maximum of 80 persons per event. The project will result in the disturbance of approximately 33,000 square feet on two parcels totaling 80 acres. The proposed project is within the Agriculture land use category. The project is located at 5154 Almond Drive, at the northeast corner of South El Pomar Road and Almond Drive, approximately 7.5 miles east of the community of Templeton. The site is in the El Pomar-Estrella planning area. ED07-197 (DRC2007-00085)

#### San Miguel Area

Todd Minor Use Permit. Request to allow two duplex units of 688 square feet including a one car garage of 591 square feet. The project will result in the disturbance of approximately 1,300 square feet on a 0.21 acre parcel. The proposed project is within the Residential Multi-Family land use category and is located on L Street in the community of San Miguel. The site is in the Salinas River planning area. ED07-181 (DRC2006-00168)

#### San Miguel Area

Potter Minor Use Permit. Request by R.J. Potter to allow two duplexes, (four units total). Each unit is 786 square feet including a 400 square foot garage. The proposed project is within the Residential Multi-Family land use category and is in the Salinas River planning area. The project is located at 947 L Street in the community of San Miguel. ED07-178 (DRC2006-00208)

#### Santa Margarita Area

Dickerson/Hotmer Parcel Map. Request by Dixie Dickerson and Tom Hotmer to subdivide an existing 40-acre parcel into two parcels of 20 acres each for the purpose of sale and/or development. The applicant has applied for an adjustment to the subdivision standards that require paving 0.8 of a mile of Blue Road. The proposed project is within the Rural Lands land use category and is located on the west side of Blue Road, approximately 0.8 of a mile southeast of Highway 58, approximately ten miles east of the community of Santa Margarita. The project site is in the Las Pilitas (rural) planning area. ED03-460 (SUB2003-00124)